

# Community Development



Above: Development of the community has correlated with the growth of the Air Force in San Antonio.

### Introduction

The United Southwest Communities include several distinct neighborhoods including Gateway Terrace, Hidden Cove, Hillside Acres, Indian Creek, Mann's Crossing, Sky Harbour, Sun Valley, Valley Forest and Valley Hi and Von Ormy. Most of the neighborhoods have been developed over the last 30 years. Some residential areas possess character defining features that make them potential candidates for Neighborhood Conservation Districts.

This chapter of the Community Plan focuses on the community's goals, objectives and action steps for promoting the commercial development of the area and marketing the area for future single family residential uses and senior housing opportunities.

*"Destiny is not a matter of chance; but a matter of choice. It is not a thing to be waited for, it is a thing to be achieved."*

- Williams Jennings Bryan

# United Southwest Communities Plan



*Much of the land along Loop 410 is agricultural*

## Goal 1 – Economic Development

Attract new businesses, services and retail establishments to the United Southwest Communities.

### Objective 1.1: Commercial Development

Implement strategies to attract commercial development.

**Timeline:** Short (1 to 2 years) to Long (6 + years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning, COSA Development Services, City Council Office, property owners

**Funding Sources:** Minimal/Volunteer

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Economic Development Dept., Bexar County, TX Workforce Commission, Alamo Worksource

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Property Owners

**Partnerships:** COSA Public Works, COSA Development Services, SAWS, CPS, Housing & Community Development, Neighborhood Action Department, US Economic Development Administration

**Funding Sources:** Property owners, Tax Increment Financing, CDBG, SAWS Capital Improvement Program, US Economic Development Administration Public Works Program, impact fees

### Action Steps:

**1.1.1** Seek commercial (non-residential) zoning along Loop 410 between Valley Hi Drive and Old Pearsall Road as identified in the land use plan.

- *Zoning maps and the Zoning Commission agenda can be found at the Development Services Department webpage at <http://www.sanantonio.gov/dsd/sections/zoning/index.asp>*

**1.1.2** Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH-35 South and along Fischer Road.



*An industrial facility on Fischer Road*

**1.1.3** Seek extension of utilities (water, sewer, stormwater, electricity, gas, etc.) to areas identified for commercial and industrial development in the land use plan.

## Community Development

### 1.1.4 Promote mixed use, live-work areas in accordance with the land use plan.



*Commercial Centers, like this one in Reston, Virginia, place buildings close to the street with parking to the rear.*

**Timeline:** Short (1 to 2 years) to Long (6 + years)

**Lead Partner:** Implementation Team

**Partners:** COSA Planning, Development Services, Neighborhood Action

**Funding Sources:** Minimal/Volunteer

### 1.1.5 Establish a city-initiated Tax Increment Reinvestment Zone (TIRZ) commercial center project.

- *A TIRZ is a technique used by local governments, through the Texas Tax Code, to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing the improvements. The developer will front related costs to finance public improvements. To repay the developer, the taxing jurisdiction agrees to set aside all tax revenues above the predefined base level (tax increment) generated in that area during the financing period. A TIRZ project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIRZ can be a tool used to assist in financing needed public improvements and enhancing infrastructure.*
- *To set up a TIRZ for a commercial center would require identification of a suitable site, determination of the zone boundaries and drafting a preliminary project and finance plan.*

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Neighborhood Action Department—TIF Unit

**Partners:** Greater San Antonio Builders Assn., COSA Planning, City Council Office, Implementation Team

**Funding Sources:** Minimal/Volunteer



*South Lake, TX Town Center*

### 1.1.6 Request a corridor overlay district to provide objective standards for the future development along Southwest Loop 410.

- *Specify the need to provide a landscape buffer along Loop 410.*

**Timeline:** Short (1 to 2 years)

**Lead Partner:** Implementation Team

**Partners:** COSA Planning, Development Services Department, City Council Office, TxDOT

**Funding Sources:** Minimal/Volunteer

# United Southwest Communities Plan



*New housing on Yucca Valley*

## Goal 2 – Housing

Encourage the development of new housing that is compatible with the community.

### Objective 2.1: Develop New Housing

Encourage single family development.

#### Action Steps:

**2.1.1** Attract residential development at Ray Ellison on Holm Road and support rezoning to single family at this location.

- *Consider R-5 or R-6 single family zoning districts.*

**2.1.2** Discourage mobile homes that are more than eight years old from locating within the community through building code and zoning enforcement.

- *By definition of City Code, a “mobile home” describes a structure built before June 15, 1976. These are sometimes referred to as a “single wide”*
- *A “manufactured home” describes a HUD-code structure set on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. These are sometimes referred to as a “double wide.” The term manufactured home does not include a recreational vehicle.*
- *A manufactured home on an individual lot is considered a low density residential use for the purposes of the land use plan.*

**2.1.3** Encourage new residential construction to include two-car garages and discourage the conversion of garages into living areas and discourage the conversion of mobile homes into houses.

**Timeline:** Short (1 to 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning, Development Services, Neighborhood Action—TIF Unit, Builders, Realtors

**Funding Sources:** Minimal/Volunteer

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

**Partnerships:** COSA Development Services, Code Compliance

**Funding Sources:** Minimal/Volunteer

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Neighborhood Associations

**Partnerships:** COSA Planning—NCD program, COSA Development Services

**Funding Sources:** Minimal/Volunteer



## Community Development

- 2.1.4** Work with the San Antonio Board of Realtors to encourage a positive image of the area.

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

**Partnerships:** Board of Realtors

**Funding Sources:** Minimal/Volunteer

- 2.1.5** Investigate a way to nullify soil heaving in the area.
- *For example, can a constant rate of recycled water be injected into the underlying clay formation?*

**Timeline:** Short (1 to 2 years)

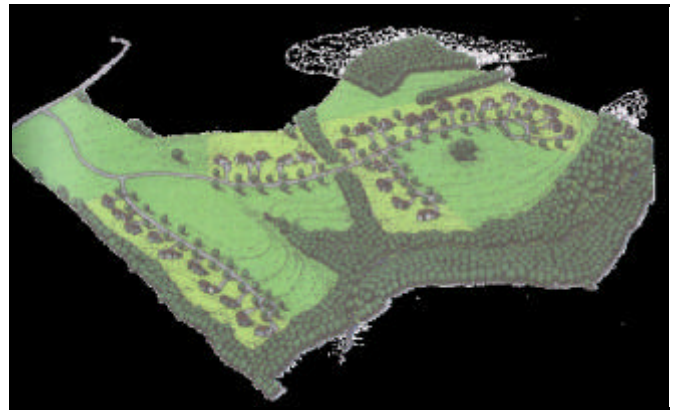
**Lead Partner:** Implementation Team

**Partnerships:** SAWS, COSA Development Services, private contractors

**Funding Sources:** Volunteer/Minimal



Conventional Subdivision



Conservation Subdivision

- 2.1.6** Establish a City-initiated tax increment reinvestment zone (TIRZ) with conservation subdivision design to promote development that conserves the rural quality of the areas outside Loop 410.

- *A conservation subdivision is an alternative land use pattern that protects greenways and ecological resources by providing bonus densities for land preservation. A reduction in lot layout requirements and street connectivity is permitted when the remaining land area is devoted to open space, preservation of environmental features, recreation or agriculture.*
- *To set up a TIRZ would require identification of a suitable site, coordination with a land trust or nature conservancy, determination of the zone boundaries and drafting a preliminary project and finance plan.*

**Timeline:** Mid (3 to 5 years)

**Lead Partner:** Neighborhood Action Department—TIF Unit

**Partnerships:** Greater San Antonio Builders Assn., COSA Planning Department, Development Services Department, City Council Office, Bexar Land Trust, Nature Conservancy, Trust for Public Land

**Funding Sources:** Self financing through TIF mechanism

# United Southwest Communities Plan

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Neighborhood Action, TIRZ Boards

**Funding Sources:** Minimal/Volunteer



*Sky Harbour TIRZ*

**Timeline:** Short (1 to 2 years) to Long (6 + years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Development Services, Housing & Community Development, San Antonio Housing Authority, Community Housing Development Organizations, San Antonio Alternative Housing, Merced Housing Texas, Alamo Area Mutual Housing, Tx Dept. of Housing & Community Affairs—Tax Credit Program

**Funding Sources:** Volunteer/Minimal



*An independent living facility in Northwest San Antonio*

**2.1.7** Improve communication between the Neighborhood Action Department and the Neighborhoods on the use of TIRZ projects to encourage market-rate housing on vacant tracts of land.

- *Under current TIF guidelines, the program supports the construction of market-rate housing in this part of the City. Neighborhood meetings would be a prerequisite to establishing any kind of TIRZ and should provide opportunities for communication between the Neighborhood Action Department and the neighborhoods. Neighborhood residents are encouraged to attend the meetings of TIRZ Boards.*

## Objective 2.2: Senior Housing Opportunities

Seek housing opportunities for the aging.

**2.2.1** Attract a senior living facility to the community.

- *The community has identified the southeast corner of Loop 410 and Ray Ellison Blvd as a preferred location for a senior living facility.*
- *A senior living facility is considered a high density residential use for the purposes of the land use plan.*

### Objective 2.3: Military Base Compatibility.

Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.

#### Action Steps:

**2.3.1** Adopt a noise overlay zone for Kelly Field that addresses appropriate residential construction techniques.

- *Sound attenuating materials for residential areas above 65 dBA*
- *Require fixed (unopenable) windows for residential areas above 65 dBA*
- *Consider retrofitting existing residential structures with noise attenuating materials.*

*Noise—unwanted sound—can have detrimental psychological and physiological effects. Loudness, expressed in decibels (dBA) on a logarithmic scale, can be measured with a sound meter or estimated with a computer model. To control noise, houses can be insulated to reduce sound, while sound walls and berms can block highway noise. However, the most common approach to controlling noise is to distance residences and noise sources.*

**2.3.2** Develop a neighborhood commercial corridor study for Military Drive from Lackland AFB to Brooks City Base.

- *Consider neighborhood commercial revitalization strategies.*
- *Consider design guidelines for Military Drive, such as medians, sidewalks, landscaping, etc.*

**Timeline:** Short (1 to 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning Dept, Development Services Dept, Neighborhood Associations, Kelly USA, Lackland AFB

**Funding Sources:** Minimal/Volunteer



*Aircraft noise is frequent in the United Southwest Communities.*

**Timeline:** Short (1 to 2 years) to Mid (3 to 5 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning Dept, Development Services Dept, Neighborhood Action Department, Public Works Department, Neighborhood Associations, Greater Kelly Development Authority, Lackland AFB, Brooks Development Authority, TxDOT, South Central Community Planning Team, Highlands Alliance, business owners

**Funding Sources:** Minimal/Volunteer

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